

## Stevensville Special Town Council Meeting Minutes

NOVEMBER 24, 2021, 1:00 PM

NVPL Community Room, 208 Main Street

### CONDENSED MINUTES

#### 1. Call to Order and Roll Call

Mayor Dewey called the meeting to order. Councilmembers Allen, Ludington and Wandler were all present. Councilmember Devlin has an excused absence this afternoon.

#### 2. Public Comments (Public comment from citizens on items that are not on the agenda)

NONE

#### 3. New Business

##### a. Discussion/Decision: Negotiation and sale of NHN Willoughby Lane

Mayor Dewey: introduced new business item a. the town has received two offers on the property. Both offers are cash offers first offer is for \$190,000.00 and the second offer is for \$189,750.00. Council has had a chance to review both of those offers, so we are here this afternoon to have you give us some direction on how you want us to proceed. Accept, counter or reject both. Max Coleman is here on behalf of our listing agent if we need any assistance. How would the council like to proceed? I should clarify we listed the property at \$249,000.00.

Councilmember Allen: I think considering that we listed the property at \$249,000.00 I think that we should consider counteroffering, but I do not have a number in mind.

Max Coleman: broker owner of Exit Realty, you mentioned about countering the offer. There is a straight offer, and we can go back and counter both of these offers separately but my recommendation is that we go back and do a multiple counteroffer, I brought some blank form for you to review that, we have until the 29<sup>th</sup> to respond at 5:00. It gives the city of Stevensville to go back to both of these clients because both of these offers are very similar and there is no appraisal, and it is all cash. You can simply say that you can come back with your best offer and the reason that you are seeing the disparity in the offer is we don't have septic approval. They are both asking for the city to get that done in the form of a sight evaluation so by going back to both of these and asking for their highest and best we take a chance that nobody wants to get into a bidding war in this case we listed it on the 12<sup>th</sup> our job is not to leave any money on the table. If they both went away the market is strong. Depending on your time limit that is why I recommend the blanket offer.

Mayor Dewey: on that site evaluation for the septic, we do have the application and the check ready for the county.

Max Coleman: while we are in this process any other offers that come in are still in play until we get the offer back from them those would still come back in front of you.

Councilmember Wandler: if we go into the multiple offer, (unclear audio)

Max Coleman: we would see where they come back at. Because of no approval is why we see the offers that we see. You could

Councilmember Allen: when we go back with that multiple are we giving them a number or are we asking for their best?

Max Coleman: highest and best. That is my recommendation. You are hoping that they both come back.

Councilmember Wandler: how much does it cost to have it approved?

Mayor Dewey: \$200.00

Councilmember Allen: so, I guess I am a little confused about the site evaluation they came in low because it doesn't have a site evaluation obviously, they want to build.

Mayor Dewey: the offers are contingent on having that site evaluation done. If the site evaluation came back and could not obtain approval there offers would be null.

Councilmember Ludington: if the sight evaluation was denied for septic they offers would go away as they are written.

Mayor Dewey: and if that were the case it is very possible that the town would consider its listing price, we listed it based on it having septic approval knowing that we were working on it through that process, but it we do that site evaluation and there is no septic on the property we will change the listing price

Max Coleman: there are only 4 parcels in the acreage range in the valley. One other in Stevensville.

Councilmember Allen: I will make a motion to negotiate the sale and ask for highest and best offer with the same contingencies.

Councilmember Ludington: 2<sup>nd</sup>.

Mayor Dewey: it has been moved by Ms. Allen and 2<sup>nd</sup> by Mr. Ludington to negotiate the sale and asking for highest and best offer.

Councilmember Wandler: other people can come in on this?

Max Coleman: yes.

Councilmember Allen: are we interested in discussing a number that we would be okay with out needing council. An amount approved by the mayor? Can we do that? Are we going to have to have another meeting with their counter?

Mayor Dewey: if that is the council's prerogative, my strategy is to hold a meeting every time we have an offer. Call a meeting, address it and go through the motions again.

Councilmember Ludington: my experience would be that if the offers are contingent on-site evaluation there is a possibility of concern of not getting an approval my preference would be to wait, get a site evaluation and then maybe reevaluate from there if we do or do not get that, both of those offers will go away if we are not able to get a site evaluation.

Mayor Dewey: any further council discussion on the motion.

Councilmember Wandler: I think what Sydney said is interesting, but it would be public knowledge, \$210,000 you put that online you have a very interesting

Mayor Dewey: this is an interesting process because you are dealing with a public entity, anyone watching could in theory know what our strategies are, we are saying come back with your highest and best. If the council comes back and says that the mayor can go up to this, it shows how fast a deal can go through.

Councilmember Wandler: so, we are doing highest and best.

Mayor Dewey: we are doing highest and best, the site evaluation process, the check is ready and going to take that down to county, wait to hear from them and then we dig a whole and they look down it.

Max Coleman: we will go ahead and execute this document for signature.

Mayor Dewey: is there any public comment?

#### **PUBLIC COMMENT**

Jim Crews: 316 9<sup>th</sup> Street, I am very confused about the purpose of this meeting. Are you negotiating for price or negotiating for sale? You were provided information that was not provided to the public for review. I think that you need to table this item. What is the buyer planning to build? The people around there have questions. This is not for response from Ms. Allen this is public comment. The only time that we heard about the sanitation permit was last night with the claims. How is the money going to be used? That has never been disclosed, how will the proceeds be used? Will Ms. Griffin be compensated for the fence that she put up?

Bob Michalson: 222 Turner Street, I haven't been to a meeting when this was discussed, when this is finalized, and the money paid to the town will this be put in the general fund?

Mayor Dewey: that was explained and previously discussed by the council.

Bob Michalson: I would hope that the next administration, after last night's meeting it is pretty obvious where we are at in this town as far as our financial situation, it is no secret why we are selling this property you can say all that you want, the town needs the money I would hope moving forward that the town opens their books to the public and to the council, when I was on council I wasn't allowed to get near the books and that is sad it is your money also. I hope this town doesn't go anywhere near where we are at now. Hopefully it will happen, thank you.

Charles Hackett, 3031 Homecare Rd Stevensville. This property is being listed as 5 acres as a horse property. It was what was written on an advertisement that I saw. If this is for public, shouldn't the offers of those buying it be public, why is this being done in the last month of your administration? And if it is being done to cover the books and you are all voting on it I don't know the law but I wonder if you are legally responsible when the books are opened after your term. That is all that I am going to say.

Mayor Dewey: I am going to clarify to everyone that is here the town is not broke, by no means the audit last night did not reveal that the town is broke, in fact reserves have increased by \$900,000 in my administration, so this idea that we are throwing money down the drain, excuse me Ms. Rodabaugh I am speaking, this idea that we are going bankrupt is ludicrous that is not what the audit reflected, the audit reflected was that a previous finance officer in this organization did not properly follow accounting practices and did not post things in the right place and they did not reconcile the books previous councils received expenditure reports while you were on the council Mr. Michalson you received expenditure and revenue reports from the finance department I know it for a fact I have se them. We are not selling this property to cover our behind because the town is going broke we are selling this property because we do not need it and it would be a nice addition to the general fund and it was repurpose that funding otherwise we are sitting on property that we are very clearly not taking care of and was made abundantly clear, we don't take care of that property we have no idea she was taking care of that property on her own merits we did not know that and we have no use for the property and we are selling it ands it is advantages to do so now. I have no control on when the offers come in we listed the property and I am not going to tell people to wait and offer until Mr. Gibson is the mayor don't give an offer right now. That would be ridiculous, we are not going broke we are not selling this because we are going broke, we are doing this because it is in the best interest of the taxpayers and that is their decision to make right now, stop saying we are broke. It is not happening. Any further public comment? Hearing none we will call for the vote, Ms. Berthoud.

Councilmember Allen: aye.

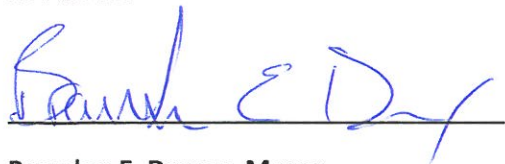
Councilmember Ludington: aye.

Councilmember Wandler: aye.

Mayor Dewey: motion passes unanimously.

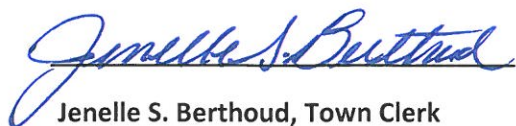
#### 4. Adjournment

**APPROVE:**



**Brandon E. Dewey, Mayor**

**ATTEST:**



**Jenelle S. Berthoud, Town Clerk**